

Serious Investors Only



\$1,100,000

Minimum Cash Down - 40 %
Preferred Cash Down - 50%

All information was gathered from sources deemed reliable but is not guaranteed as to its accuracy. No allowances have been made for vacancy allowances or management expense.

Estimated Financing:

**\$500,000 @ 7.25%, 30 yrs
monthly principal and interest
payments of \$3,410**

6 Family Semi-Attached Brick + small Lot

This building is filled with potential. Situated just 3 blocks to the #7 Train in Sunnyside, it's a dream location. It features six spacious 4 room, 2 bedroom apts.

Included in the sale is a small lot which brings the total lot size just under 40x100! This may enable an ambitious owner to add additional units. The income is well below market giving the new owner plenty of opportunity to raise rents and increase equity.

- **Lot 32x100+ Lot 6x100 Bldg 29x79 Built 1960**
- **Weil McLean Gas Boiler**
- **Rubber Roof**
- **4 Rm, 2 BR 800 sq. ft. apts. with lots of closets!**
- **Each Apt has own circuit breaker**
- **Steel stairway with tile landings - *just painted***
- **Clean, Spacious Basement**
- **Entire building AAA+ Condition**
- **Choice location. Near subway & shopping**
- **No Rent Control**

Annual Income & Expenses:	Actual
Gross Income	66,910.80
Expenses:	
R.E Tax (7/1/06)	\$13,117
Fuel (Gas)	\$8,635
Electric (common areas)	\$1,087
Fire Insurance	\$4,315
Water & Sewer	\$1,600
Maintenance (estimate)	\$1,600
Total Operating Expenses	\$30,354
Net Operating Income	\$36,557

Exclusively listed with:

 **Castle Realty** a division of:  **Case Realty Group, Inc**

Principle Brokers: **Joseph Casella and Yvonne Anzalone**

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